030.0	0004	0013.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	673,100 / 673,100
					USE VALUE:	673,100 / 673,100
					ASSESSED:	673,100 / 673,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
51		TUFTS ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ASLANIAN JOHN JOSEPH
Owner 2:	
Owner 3:	
Street 1:	51 TUFTS STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	ASLANIAN JOHN JOSEPH & -
Owner 2:	PABON INGRID V -
Street 1:	51 TUFTS STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,000 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1948, having primarily Vinyl Exterior and 840 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5000.000	217,100		456,000	673,100
Total Card	0.115	217,100		456,000	673,100
Total Parcel	0.115	217,100		456,000	673,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 801.31 | /Parcel: 801.3

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	21185
GIS Ref	
GIS Ref	
Insp Date	08/19/17

!2544!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 030.0-0004-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	217,100	0	5,000.	456,000	673,100	673,100	Year End Roll	12/18/2019
2019	101	FV	187,600	0	5,000.	484,500	672,100	672,100	Year End Roll	1/3/2019
2018	101	FV	187,600	0	5,000.	353,400	541,000	541,000	Year End Roll	12/20/2017
2017	101	FV	187,600	0	5,000.	307,800	495,400	495,400	Year End Roll	1/3/2017
2016	101	FV	187,600	0	5,000.	262,200	449,800	449,800	Year End	1/4/2016
2015	101	FV	177,700	0	5,000.	256,500	434,200	434,200	Year End Roll	12/11/2014
2014	101	FV	177,700	0	5,000.	210,900	388,600	388,600	Year End Roll	12/16/2013
2013	101	FV	177,700	0	5,000.	200,600	378,300	378,300		12/13/2012

PRINT

Date	Time
12/10/20	17:56:12

LAST REV

Date	Time
02/27/20	10:26:13
mmcmakin	
2544	

USER DEFINED

Prior Id # 1:	21185
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT | PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PABON INGRID V	1554-150	1	1/29/2020	Convenience	99	No	No		
HALE SARA W,	1415-87		5/4/2012	Estate/Div	369,000	No	No		
HALE EZRA	1312-100		12/7/2005	Family	410,000	No	No		
BUSSEY CYNTHIA	1256-8		7/31/2002		325,000	No	No		
LEVITT SARAH	1124-185		4/8/1994		146,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/27/2011	345.	New Wind	3,620					REPL BMT WINDOWS

ACTIVITY INFORMATION

Date	Result	By	Name
8/19/2017	MEAS&NOTICE	HS	Hanne S
8/4/2012	MLS	EMK	Ellen K
1/14/2009	Meas/Inspect	336	PATRIOT
11/20/2002	MLS	MM	Mary M
3/17/2000	Inspected	276	PATRIOT
2/23/2000	Measured	263	PATRIOT
8/10/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	80.	1.14	1									456,000						456,000	

Total AC/HA:	0.11478	Total SF/SM:	5000	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	456,000	Spl Credit		Total:	456,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1948	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	175.482
Other Features:	68750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	266699
Depreciation:	49606
Depreciated Total:	217093

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	4	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	4	2	
Totals			
1	4	2	

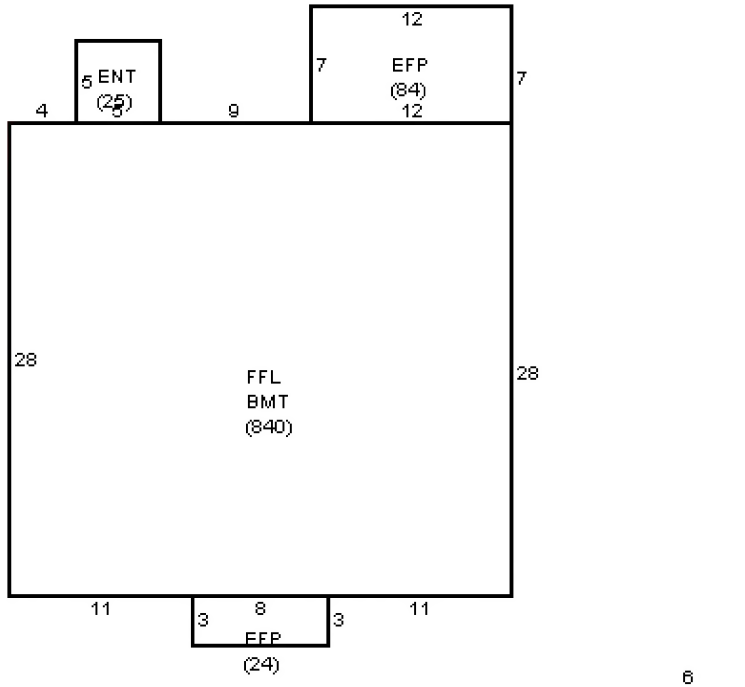
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	175.48
Special Features:	0	Val/Su Net:	119.75
Final Total:	217100	Val/Su SzAd	258.45

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	840	52.640	44,222
FFL	First Floor	840	175.480	147,405
EFP	Enclos Porch	108	52.430	5,662
ENT	ENTRY	25	26.400	660

	Net Sketched Area:	1,813	Total:	197,949	
Size Ad	840	Gross Are	1813	FinArea	840

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

030.0-0004-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	